



Legislation Text

File #: 2022-0199, **Version:** 1

Title

ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION, SITE PLAN AND LANDSCAPE PLAN - LAWLER RESUBDIVISION OF PEONY PLACE (14414-14420 THIRD AVENUE)

Body

WHEREAS, an application seeking approval of a final plat of subdivision, site plan and landscape plan for certain real estate, as set forth below, has been filed with the Development Services Department of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code (the “Code”) of the Village of Orland Park, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on August 31, 2021, on whether the requested approval of the final plat of subdivision, site plan and landscape plan should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of said August 31, 2021, public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in the Daily Southtown, a newspaper of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed with this President and Board of Trustees its report of findings and recommendations that the requested approval of the final plat of subdivision, site plan and landscape plan be granted, and this Board of Trustees has duly considered said report and findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The Plan Commission has made its report of findings and recommendations, and such are hereby adopted by reference as findings of this President and Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference into this Ordinance. This President and Board of Trustees find that the proposed final plat of subdivision, site plan and landscape plan, are in the public good and in the best interests of the Village and its residents, are consistent with the Comprehensive Plan of the Village, and are consistent with and fosters the purposes and spirit of the Land Development Code of the Village of Orland Park.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds in relation to the proposed final plat of subdivision and site plan that the proposed final plat of subdivision, site plan and landscape plan as herein approved shall in all aspects conform to the applicable regulations of the Land

Development Code of the Village of Orland Park as amended, for the district in which it is located as well as all applicable regulations and ordinances of the Village, unless specifically addressed in this or another Ordinance.

SECTION 3

Subject to the conditions in SECTION 4 below, the final plat of subdivision, site plan and landscape plan are hereby approved for the property legally described as:

LEGAL DESCRIPTION: LOTS THIRTY-SEVEN (37), FORTY-FOUR (44), FORTY-FIVE (45) AND FORTY-SIX (46) IN HUMPHREY'S SUBDIVISION OF THE NORTH FOUR HUNDRED AND FIFTY-FIVE (455) FEET OF THE NORTH THIRTY (30) ACRES OF THE SOUTH SIXTY (60) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER (W. ½ OF NE.1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH, ST. LOUIS & PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

PIN: 27-09-211-008-0000, 27-09-211-009-0000 & 27-09-211-016-0000

COMMONLY KNOWN AS: 14414- 14420 Third Avenue in Orland Park, Illinois

SECTION 4

The site, as described in Section 3, shall be developed in substantial compliance with:

A. The Final Site Plan shown on sheet 8 of 10, titled "Grading and Geometric Plans", prepared by DesignTek Engineering, LLC and last revised December 7, 2021, subject to the following conditions:

- a) All final engineering requirements including required permits and approvals from outside agencies are met;
- b) All Building Code requirements are met; and
- c) All mechanical equipment is screened at grade level or on the roof top.

B. The Final Landscape Plan shown on sheet L1, titled "Landscape Plan", prepared by DesignTek Engineering, Inc., and last revised December 7, 2021.

C. A Final Plat of Subdivision titled "Final Plat of Lawler Re-Subdivision of Peony Place", prepared by DesignTek Engineering, LLC and last revised November 3, 2021, and the applicant shall submit a Record Plat of Subdivision to the Village for execution and recording.

SECTION 5

This Ordinance shall be in full force and effect from and after its passage as provided by law.